

9 BEAVER BROOK ROAD
LITTLETON, MA



20,084 SF FLEX/R&D/OFFICE AVAILABLE

R.W. HOLMES
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION PLEASE CONTACT:

JIM BARTHOLOMEW
JIMB@RWHOLMES.COM
(508) 651 - 9023

WWW.RWHOLMES.COM

9 Beaver Brook Road in Littleton, MA, is a premier single-story property that was fully renovated and updated in 2021. Situated just 1 mile from I-495, it offers unparalleled convenience for corporate headquarters or other professional uses, with immediate availability for occupancy. The building provides easy access to nearby hotels, restaurants, and shops. This meticulously updated facility is a rare opportunity to establish a headquarters in a modern, well-connected location.

PROPERTY SPECIFICATIONS

Building Size	20,084 SF
Available	20,084 SF
Office Area	Approx. 6,500 SF
Zoning	IA - light industrial
Stories	One (1)
Parking	39 Spaces
Loading	One (1) loading dock
Ceiling Height	9'6" (under dropped ceiling), 11'5" (to steel beams)
Roof	New fully adhered rubber membrane roof
Power	600A @ 480v/3-phase 800A @ 208v/3-phase
Sprinkler Systems	Wet
Heating/ Cooling	Updated HVAC throughout
Lighting	LED throughout
Exterior	Decorative concrete block
Utilities	Oil fueled heating Private septic Municipal well water
Lavatories	Two (2) modern/ADA compliant, shower and changing area







ACCESS FROM 9 BEAVER BROOK ROAD, LITTLETON, MA

119
 .8 MILE

495
 1 MILE

2
 2 MILES

R.W. HOLMES COMMERCIAL REAL ESTATE 321 COMMONWEALTH ROAD, SUITE 202, WAYLAND, MA. 01778
 (508) 655-5626 | FAX (508) 651-3415 | INFO@RWHOLMES.COM | WWW.RWHOLMES.COM